

Wolff, Amy

From: Wolff, Amy
Sent: Monday, July 21, 2014 7:17 AM
To: 'Eric Bauer'
Subject: RE: Zoning Protest Petition Form

Good Morning Mr. Bauer,

I'm sorry to hear you were having trouble with accessing the form but I'm glad you got in touch with me. Here's a link:

http://durhamnc.gov/ich/cb/ccpd/Documents/Applications/Zoning%20Map%20Change/ZMC_Protest_Petition_20120731.pdf

Alternately, it's found on our website at this page: <http://durhamnc.gov/ich/cb/ccpd/Pages/Applications.aspx> (under the very last sub-heading "Zoning Map Change" → #9. Zoning Protest Petition).

Please let me know if you need any further assistance.

Thanks,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Eric Bauer [<mailto:baueree@gmail.com>]

Sent: Friday, July 18, 2014 4:32 PM

To: Wolff, Amy

Subject: Zoning Protest Petition Form

Ms. Wolff, I recently received a letter regarding a proposed zoning change near my property. However, when I attempted to follow the link written in the letter for downloading a Protest Petition Form, the link did not work no matter how I tried typing it in.

Could you possibly email me the form pdf?

Eric Bauer

6 Orchid Court

Durham NC 27713

Wolff, Amy

From: Morton Heller <morty45@nc.rr.com>
Sent: Monday, June 09, 2014 9:10 AM
To: Wolff, Amy
Subject: Re: Zoning on Victorian Oaks

Dear Ms. Wolff

Thanks for information and for sending the planning document.

Best regards,
Morton Heller

Sent from my iPad

> On Jun 9, 2014, at 7:15 AM, "Wolff, Amy" <Amy.Wolff@durhamnc.gov> wrote:

>

> Good Morning Mr. Heller,

>

> I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions which is to remain (continue to be developed as a) residential subdivision at 2.710 dwelling units per acre.

>

> Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

>

> Please let me know if you have any additional questions!

>

> Regards,

>

> Amy Wolff

> Senior Planner

> City-County Planning Department, City of Durham

> 101 City Hall Plaza, Ground Floor

> Durham, NC 27701

> P: 919-560-4137, ext. 28235

> F: 919-560-4641

>

> Amy.Wolff@DurhamNC.gov

> www.DurhamNC.gov

>

> E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

>

> -----Original Message-----

> From: Morton Heller [<mailto:morty45@nc.rr.com>]

> Sent: Sunday, June 08, 2014 4:56 PM

> To: Wolff, Amy

> Subject: Zoning on Victorian Oaks

>

> Dear Ms. Wolff

> I received a notice about a hearing regarding zoning changes for Victorian Oaks Dr. I live on Greyfield and am concerned about the nature of the zoning request. It states on the notice that I received that current zoning is PDR 2.710 and proposed zoning is PDR 2.710. What does this mean for the area and what are the implications? I assumed that the area was zoned for single family residence homes when I bought my house a year ago. I would be negatively impacted if apartments or multi unit condos were built uphill from my home.

> Sincerely

> Morton Heller

> 5224 Greyfield Blvd.

>

> Sent from my iPad

> <Z1400008_PC-report_20140610.pdf>

Wolff, Amy

From: Wolff, Amy
Sent: Monday, June 09, 2014 7:15 AM
To: 'Morton Heller'
Subject: RE: Zoning on Victorian Oaks
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. Heller,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions which is to remain (continue to be developed as a) residential subdivision at 2.710 dwelling units per acre.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

-----Original Message-----

From: Morton Heller [<mailto:morty45@nc.rr.com>]
Sent: Sunday, June 08, 2014 4:56 PM
To: Wolff, Amy
Subject: Zoning on Victorian Oaks

Dear Ms. Wolff

I received a notice about a hearing regarding zoning changes for Victorian Oaks Dr. I live on Greyfield and am concerned about the nature of the zoning request. It states on the notice that I received that current zoning is PDR 2.710 and proposed zoning is PDR 2.710. What does this mean for the area and what are the implications? I assumed that the area was zoned for single family residence homes when I bought my house a year ago. I would be negatively impacted if apartments or multi unit condos were built uphill from my home.

Sincerely

Morton Heller
5224 Greyfield Blvd.

Sent from my iPad

Wolff, Amy

From: Patrick Byker <pbyker@morningstarlawgroup.com>
Sent: Friday, June 06, 2014 10:24 AM
To: Durham Planning Commission
Cc: Zumwalt, Bob; Young, Patrick; Whiteman, Scott; Wolff, Amy; McKeel, Dale; Medlin, Steve
Subject: Letter from Woodcroft Community Association attorney
Attachments: 20140605091945405.pdf; image001.jpg

Good morning, Planning Commissioners:

To follow up on the email Bob Zumwalt and I sent yesterday in relation to the Harmony Road II Revisions rezoning (Z1400008), please see the attached letter from the attorney for the Woodcroft Community Association (WCA) stating (in a nutshell) that WCA is not opposed to removal of text commitment #12 (Case Z05-32) relating to a 6-foot asphalt trail. We will bring copies of the letter to the Planning Commission meeting on June 10.

As always, we appreciate your time. Have a good weekend.

Patrick



Patrick L. Byker
Morningstar Law Group
630 Davis Drive, Suite 200
Morrisville, NC 27560
919-590-0384
pbyker@morningstarlawgroup.com
www.morningstarlawgroup.com

IRS Compliance: Any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties imposed under the Internal Revenue Code or applicable state or local tax law or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

Confidentiality Notice: This e-mail is intended only for the addressee named above. It contains information that is privileged, confidential or otherwise protected from use and disclosure. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, or dissemination of this transmission, or taking of any action in reliance on its contents, or other use is strictly prohibited. If you have received this transmission in error, please reply to the sender listed above immediately and permanently delete this message from your inbox. Thank you for your cooperation.

Wolff, Amy

From: Kai Monast <kcomonast@ncsu.edu>
Sent: Wednesday, June 04, 2014 8:01 AM
To: Wolff, Amy
Subject: RE: Harmony Road Revisions

Very helpful. Thank you.

On Jun 4, 2014 7:19 AM, "Wolff, Amy" <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Mr. Monast,

I've heard from the developer who indicated that they are currently in the process of building the sidewalk along Cook Road now.

I hope that helps!

Thanks,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Kai Monast [mailto:kcmonast@ncsu.edu]
Sent: Tuesday, June 03, 2014 3:29 PM
To: Wolff, Amy
Subject: RE: Harmony Road Revisions

Thanks for the communication, Amy. I appreciate it.

I did find out that the greenway trail was envisioned to connect from the Shadow Hawk sidewalk to the Woodcroft Trails at Montauk Ct.

.....

Kai Monast, AICP

Senior Research Associate

NCSU-ITRE

Public Transportation Group

www.itre.ncsu.edu

kcmonast@ncsu.edu

(919) 515-8768 (phone)

(919) 515-8898 (fax)

From: Wolff, Amy [mailto:Amy.Wolff@durhamnc.gov]
Sent: Tuesday, June 03, 2014 3:27 PM
To: Kai Monast
Subject: RE: Harmony Road Revisions

Mr. Monast,

I was hoping to be in touch with the developer by now for an answer but I wanted to send you a quick note to let you know I received your email. Once I've connected with the developer I will pass along the information.

Thanks,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Kai Monast [<mailto:kcmonast@ncsu.edu>]

Sent: Tuesday, June 03, 2014 10:43 AM

To: Wolff, Amy

Subject: Harmony Road Revisions

Amy, thanks for the information about Harmony Road. If you can, please find out if the developer is intending to build the sidewalk itself on Cook Road instead of paying for the sidewalk to be built in the future.

.....
Kai Monast, AICP

Senior Research Associate

NCSU-ITRE

Public Transportation Group

www.itre.ncsu.edu

kcmonast@ncsu.edu

(919) 515-8768 (phone)

(919) 515-8898 (fax)

Wolff, Amy

From: Zumwalt, Bob <zumwalt@mcadamsco.com>
Sent: Tuesday, June 03, 2014 6:14 PM
To: Wolff, Amy
Subject: Re: Harmony Road Revisions

Amy
They are building it as we speak.

Bob Zumwalt
Director
Planning + Design
McAdams
Mobile 919-475-7314

On Jun 3, 2014, at 3:03 PM, "Wolff, Amy" <Amy.Wolff@durhamnc.gov<<mailto:Amy.Wolff@durhamnc.gov>>> wrote:

Hi Bob-

We have an inquiry regarding the sidewalk on Cook Road. Are you in a position to answer the question highlighted below?

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov<<mailto:Amy.Wolff@DurhamNC.gov>>
www.DurhamNC.gov<<http://www.DurhamNC.gov>>

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Kai Monast [<mailto:kcmonast@ncsu.edu>]
Sent: Tuesday, June 03, 2014 10:43 AM
To: Wolff, Amy
Subject: Harmony Road Revisions

Amy, thanks for the information about Harmony Road. If you can, please find out if the developer is intending to build the sidewalk itself on Cook Road instead of paying for the sidewalk to be built in the future.

.....
Kai Monast, AICP
Senior Research Associate
NCSU-ITRE

Public Transportation Group

www.itre.ncsu.edu<<http://www.itre.ncsu.edu/>>

kcmonast@ncsu.edu<<mailto:kcmonast@ncsu.edu>>

(919) 515-8768 (phone)

(919) 515-8898 (fax)

Wolff, Amy

From: Linda Huff <yoshimom28@earthlink.net>
Sent: Tuesday, June 03, 2014 4:35 PM
To: Wolff, Amy
Subject: Z1400008

Hi Amy,

I think it would be useful for all of the commissioners to have precise maps of where these two trails were planned to be built. The one involving Woodcroft (#12) runs along the Third Fork Creek *Tributary* not the Third Fork Creek which makes figuring out where it might go a tad confusing. I spent some time trying to understand how the trail would cross Roxboro. As for #18, there is an arrow pointing to the general region of this mulch trail but no real indication of its path or length. Did the developer circulate the petition or not? Why are they removing these commitments?

I expect people would appreciate maps. Thanks so much!

Linda Huff

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, June 03, 2014 12:45 PM
To: McKeel, Dale; Youngblood, Helen
Cc: Whiteman, Scott (Scott.Whiteman@durhamnc.gov)
Subject: RE: Z1400008

Dale –

I thought you were asking about an illustration as it pertains to a commitment on the zoning; which there is no illustration. I'm not familiar with the location of the named trail.

Helen – can you answer Dale's question?

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: McKeel, Dale
Sent: Tuesday, June 03, 2014 11:06 AM
To: Wolff, Amy
Subject: RE: Z1400008

Thanks, Amy. I found an illustration of the trail on the approved preliminary plat (attached). The illustration does not show where the trail would connect to the existing Woodcroft Trail. I highlighted the location in red so that it is easier to read.

It appears to me that this trail would be in the same location as the "Third Fork Tributary Trail" in the Durham Trails and Greenways Master Plan. Is that correct?

Thanks.

Dale McKeel, AICP

City of Durham/DCHC MPO

P 919-560-4366, ext. 36421

Dale.McKeel@DurhamNC.gov

From: Wolff, Amy
Sent: Tuesday, June 03, 2014 9:55 AM
To: McKeel, Dale
Subject: RE: Z1400008

Hi Dale,

To my knowledge there is no illustration of the location of the proposed asphalt trail; the requirement was to connect from "area A to area B". There is an approved preliminary plat case #D06-467.

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: McKeel, Dale
Sent: Monday, June 02, 2014 4:40 PM
To: Wolff, Amy
Subject: Z1400008

Amy: Three questions about this case:

1. Do you have an illustration showing the location of the proposed asphalt trail?
2. Do you know the number of the approved site plan for the site?

Thanks.

Dale McKeel, AICP
Bicycle & Pedestrian Coordinator
Department of Transportation
City of Durham/DCHC MPO
101 City Hall Plaza, 4th Floor
Durham, NC 27701
P 919-560-4366. ext. 36421
F 919-560-4561

Dale.McKeel@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

Wolff, Amy

From: McKeel, Dale
Sent: Tuesday, June 03, 2014 11:06 AM
To: Wolff, Amy
Subject: RE: Z1400008
Attachments: Site Plan D06-467 C3-1.pdf

Thanks, Amy. I found an illustration of the trail on the approved preliminary plat (attached). The illustration does not show where the trail would connect to the existing Woodcroft Trail. I highlighted the location in red so that it is easier to read.

It appears to me that this trail would be in the same location as the "Third Fork Tributary Trail" in the Durham Trails and Greenways Master Plan. Is that correct?

Thanks.

Dale McKeel, AICP
City of Durham/DCHC MPO
P 919-560-4366. ext. 36421
Dale.McKeel@DurhamNC.gov

From: Wolff, Amy
Sent: Tuesday, June 03, 2014 9:55 AM
To: McKeel, Dale
Subject: RE: Z1400008

Hi Dale,

To my knowledge there is no illustration of the location of the proposed asphalt trail; the requirement was to connect from "area A to area B". There is an approved preliminary plat case #D06-467.

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: McKeel, Dale
Sent: Monday, June 02, 2014 4:40 PM

To: Wolff, Amy
Subject: Z1400008

Amy: Three questions about this case:

1. Do you have an illustration showing the location of the proposed asphalt trail?
2. Do you know the number of the approved site plan for the site?

Thanks.

Dale McKeel, AICP
Bicycle & Pedestrian Coordinator
Department of Transportation
City of Durham/DCHC MPO
101 City Hall Plaza, 4th Floor
Durham, NC 27701
P 919-560-4366. ext. 36421
F 919-560-4561

Dale.McKeel@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

Wolff, Amy

From: Louis Grue <lgrue07@gmail.com>
Sent: Monday, June 02, 2014 6:41 PM
To: Wolff, Amy
Subject: Re: Case Z1400008 Harmony Road II Revisions

Ms. Wolff - thank you very much for your response.
Best,
Louis

On Mon, Jun 2, 2014 at 8:44 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Mr. Grue,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Louis Grue [mailto:lgrue07@gmail.com]
Sent: Saturday, May 31, 2014 10:57 AM
To: Wolff, Amy
Subject: Case Z1400008 Harmony Road II Revisions

— Hi Amy - I received a letter about the planned zoning changes. However, it is not clear as to the difference between the existing zoning (PDR 2710) and the requested proposed zoning (PDR 2.710). Would you be able to explain? The letter I received from Scott Whiteman had a link to find additional information, however, the link takes you to a PDF protest petition document.

Thank you,

Louis Grue

Wolff, Amy

From: Young, Patrick
Sent: Monday, June 02, 2014 1:06 PM
To: Wolff, Amy; Whiteman, Scott
Subject: FW: Chamberlynne proposed trail

FYI only

Patrick O. Young, AICP
Assistant Director - Development
Durham City/County Planning Department
101 City Hall Plaza
Durham, North Carolina 27701
(919) 560-4137 x28273 (office)
(919) 560-4641 (fax)
<http://www.durhamnc.gov/departments/planning/>
patrick.young@durhamnc.gov (e-mail)

Please note that e-mail correspondence to and from this sender may be subject to the provisions of North Carolina Public Records Law and may be disclosed to third parties.

From: Michele Nolen [<mailto:mhadburg@gmail.com>]
Sent: Saturday, May 31, 2014 3:38 PM
To: Durham Planning Commission
Subject: Chamberlynne proposed trail

Dear Durham Planning Commission,

I live at 506 Morningside Drive in Woodcroft. I am writing to say that I support Chamberlynne dropping the proposed trail.

The construction has already negatively impacted Woodcroft. I do not want a trail going through my back and front yards. The privacy of my home is a key reason I chose to buy in Durham.

Please let me know if you have any questions.

Thank you,
Michele Nolen
[\(919\) 937-4153](tel:9199374153)

Wolff, Amy

From: Wolff, Amy
Sent: Monday, June 02, 2014 1:01 PM
To: 'tice@ticeah.us'
Cc: Mary Catherine Kurzenski
Subject: RE: Zoning map change

Ms. Tice,

Thank you for your email. We don't have a formal mechanism to "register" a disapproval. There is a public hearing on Tuesday June 10th at the Planning Commission (meeting begins at 5:30pm and is held in the Council Chambers of City Hall) where you may sign up to speak "for" or "against" the request to remove the trail connections.

There is also a tool called a Protest Petition which is an administrative mechanism, which - if determined valid - would require a super majority vote by Council to approve the change request (remember the change is to *remove* the trails). Information on the protest petition can be found here:

[http://durhamnc.gov/ich/cb/ccpd/Documents/Applications/Zoning%20Map%20Change/ZMC Protest Petition 20120731.pdf](http://durhamnc.gov/ich/cb/ccpd/Documents/Applications/Zoning%20Map%20Change/ZMC%20Protest%20Petition%2020120731.pdf)

You may also wish to contact the Planning Commissioners to voice your concerns if you cannot attend the public hearing. Their email address can be found here: <http://durhamnc.gov/ich/cb/ccpd/Pages/Durham-Planning-Commission.aspx>

I hope this helps!

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

-----Original Message-----

From: Anne or Harrell [<mailto:tice@ticeah.us>]
Sent: Monday, June 02, 2014 12:34 PM
To: Wolff, Amy
Cc: Mary Catherine Kurzenski
Subject: Re: Zoning map change

Amy,

Thank you very much for the information you provided. We definitely do not want the trail connections and need to know how we can register our disapproval. We also do not want speed humps on Morningside Drive unless the traffic increases.

Thanks,
Anne Tice

On 6/2/2014 8:45 AM, Wolff, Amy wrote:

> Good Morning Mr. and Mrs. Tice,
>
> I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.
>
> Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).
>
> Please let me know if you have any additional questions!
>
> Regards,
>
>
> Amy Wolff
> Senior Planner
> City-County Planning Department, City of Durham
> 101 City Hall Plaza, Ground Floor
> Durham, NC 27701
> P: 919-560-4137, ext. 28235
> F: 919-560-4641
>
> Amy.Wolff@DurhamNC.gov
> www.DurhamNC.gov
>
> E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.
>
> -----Original Message-----
> From: Anne or Harrell [mailto:tice@ticeah.us]
> Sent: Friday, May 30, 2014 9:37 PM
> To: "Durham Planning Commission"@durhamnc.gov; Wolff, Amy
> Subject: Zoning map change
>
> Case Number Z1400008
> Harmony Road II Revisions
>
> As property owner, 611 Morningside Drive, Durham NC 27713, I need clarification of the requested change. The material sent to us does not detail the requested change.
>
> Thank you for your assistance.
>
> --
> Anne or Harrell Tice
> 611 Morningside Drive
> Durham, NC 27713
>

--

Anne or Harrell Tice
611 Morningside Drive
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Monday, June 02, 2014 8:46 AM
To: 'tice@ticeah.us'
Subject: RE: Zoning map change
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. and Mrs. Tice,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

-----Original Message-----

From: Anne or Harrell [<mailto:tice@ticeah.us>]
Sent: Friday, May 30, 2014 9:37 PM
To: "[Durham Planning Commission](mailto:DurhamPlanningCommission@durhamnc.gov)"@durhamnc.gov; Wolff, Amy
Subject: Zoning map change

Case Number Z1400008
Harmony Road II Revisions

As property owner, 611 Morningside Drive, Durham NC 27713, I need clarification of the requested change. The material sent to us does not detail the requested change.

Thank you for your assistance.

--
Anne or Harrell Tice

611 Morningside Drive
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Monday, June 02, 2014 8:45 AM
To: 'Louis Grue'
Subject: RE: Case Z1400008 Harmony Road II Revisions
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. Grue,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Louis Grue [<mailto:lgrue07@gmail.com>]
Sent: Saturday, May 31, 2014 10:57 AM
To: Wolff, Amy
Subject: Case Z1400008 Harmony Road II Revisions

Hi Amy - I received a letter about the planned zoning changes. However, it is not clear as to the difference between the existing zoning (PDR 2710) and the requested proposed zoning (PDR 2.710). Would you be able to explain? The letter I received from Scott Whiteman had a link to find additional information, however, the link takes you to a PDF protest petition document.

Thank you,
Louis Grue

Wolff, Amy

From: Wolff, Amy
Sent: Monday, June 02, 2014 8:43 AM
To: 'William Brady'
Subject: RE: case number Z1400008 - Harmony Road II Revisions

You're quite welcome. Please let me know if you have any other questions.

Best,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: William Brady [<mailto:bradywil@gmail.com>]
Sent: Friday, May 30, 2014 6:33 PM
To: Wolff, Amy
Subject: Re: case number Z1400008 - Harmony Road II Revisions

Just realized I did not say thank you. Thank you for getting back to me so quickly.

Wil

On Tue, May 27, 2014 at 8:52 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Mr. Brady,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: William Brady [mailto:bradywil@gmail.com]

Sent: Saturday, May 24, 2014 4:13 PM

To: Wolff, Amy

Subject: case number Z1400008 - Harmony Road II Revisions

Dear Amy,

I received a notice in the mail about a zoning change in my neighborhood. I tried going to the link www.durhamnc.gov/ich/cb/ccpd/documents/applications/zoning%20map%20change/zmc_protest_petition_20120731.pdf to learn more but it just redirected me to the durhamnc.gov site. What zoning changes are happening? I do not understand what this notice means, can you please explain it?

You name and email were in the notice and it said to contact you. Thank you for your time.

Sincerely,

Wil Brady

Wolff, Amy

From: Jo Allison <jo.allison@duke.edu>
Sent: Friday, May 30, 2014 1:39 PM
To: Wolff, Amy
Subject: RE: Harmony Road Revision letter

I can only imagine!!!

I live at 3911 Sturbridge Drive but I walk my dog around my area as well as through Woodcroft and I was stopped by everyone who saw me regarding this letter and I am not sure why they thought I was the answer lady. Your next issue will be the water detention ponds and the water they retain even with no rain – just a heads up.

Thanks again,
Jo

From: Wolff, Amy [<mailto:Amy.Wolff@durhamnc.gov>]
Sent: Friday, May 30, 2014 1:34 PM
To: Jo Allison
Subject: RE: Harmony Road Revision letter

Yes, please feel free to contact me. As you may imagine I've had many calls and emails regarding this change and I'm certainly happy to answer any questions.

Best,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jo Allison [<mailto:jo.allison@duke.edu>]
Sent: Friday, May 30, 2014 1:28 PM
To: Wolff, Amy
Subject: RE: Harmony Road Revision letter

Ms. Wolff,
Thank you so much for your quick response. I will share this (hopefully deter phone calls or emails to you) and if there are additional questions, I will get back with you.

Have a great weekend.
Jo Allison

From: Wolff, Amy [<mailto:Amy.Wolff@durhamnc.gov>]
Sent: Friday, May 30, 2014 1:10 PM
To: Jo Allison
Subject: RE: Harmony Road Revision letter

Good Morning Ms. Allison,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jo Allison [<mailto:jo.allison@duke.edu>]
Sent: Friday, May 30, 2014 9:22 AM
To: Wolff, Amy
Subject: Harmony Road Revision letter
Importance: High

Good morning Ms. Wolff,

I received the letter regarding the rezoning of the Harmony Road project. Unfortunately, the letter is not concise in explaining exactly what the revision(s) will be thus this email to you. Many of my neighbors do not understand this letter either so I have taken it upon myself to find out for them.

Any help in shedding some light will be greatly appreciated.

Thank you,
Jo Allison

Jo Allison

Staff Specialist, Foundation Relations
Duke Medicine Development and Alumni Affairs
710 W. Main Street, Suite 200
Durham, NC 27701
Phone: 919-385-3118
Fax: 919-385-3103

Wolff, Amy

From: Wolff, Amy
Sent: Friday, May 30, 2014 1:10 PM
To: 'Jo Allison'
Subject: RE: Harmony Road Revision letter
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Ms. Allison,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jo Allison [<mailto:jo.allison@duke.edu>]

Sent: Friday, May 30, 2014 9:22 AM

To: Wolff, Amy

Subject: Harmony Road Revision letter

Importance: High

Good morning Ms. Wolff,

I received the letter regarding the rezoning of the Harmony Road project. Unfortunately, the letter is not concise in explaining exactly what the revision(s) will be thus this email to you. Many of my neighbors do not understand this letter either so I have taken it upon myself to find out for them.

Any help in shedding some light will be greatly appreciated.

Thank you,
Jo Allison

Jo Allison
Staff Specialist, Foundation Relations
Duke Medicine Development and Alumni Affairs
710 W. Main Street, Suite 200
Durham, NC 27701
Phone: 919-385-3118
Fax: 919-385-3103

Wolff, Amy

From: Wolff, Amy
Sent: Friday, May 30, 2014 7:26 AM
To: 'Christine Simms'
Subject: RE: Zoning Map Change
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Ms. Simms,

Thanks for your inquiry! I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Christine Simms [<mailto:clsimms@nc.rr.com>]

Sent: Friday, May 30, 2014 4:38 AM

To: Wolff, Amy

Subject: Zoning Map Change

Dear Ms. Wolff,

I received a letter from the City of Durham about a proposed Zoning map change for Case Number Z1400008, the Harmony Road II Revisions. I am unable to attend the scheduled public hearing on June 10. Can you please give me a brief description of what zoning changes are being proposed? Thank you in advance for your help.

Sincerely,

Christine Simms
609 Ascott Way
Durham, NC 27713

Wolff, Amy

From: Young, Patrick
Sent: Thursday, May 29, 2014 4:02 PM
To: Whiteman, Scott; Wolff, Amy
Cc: Medlin, Steve
Subject: FW: Case #Z1400008 - Property Owner Feedback

FYI

Patrick O. Young, AICP

Assistant Director - Development
Durham City/County Planning Department
101 City Hall Plaza
Durham, North Carolina 27701
(919) 560-4137 x28273 (office)
(919) 560-4641 (fax)
<http://www.durhamnc.gov/departments/planning/>
patrick.young@durhamnc.gov (e-mail)

Please note that e-mail correspondence to and from this sender may be subject to the provisions of North Carolina Public Records Law and may be disclosed to third parties.

From: Black, Amanda [<mailto:ablack@aicpa.org>]
Sent: Thursday, May 29, 2014 9:13 AM
To: Durham Planning Commission
Cc: 'nick black'
Subject: Case #Z1400008 - Property Owner Feedback

Hello,

I am unable to attend the June 10 public hearing regarding the attached case #Z1400008 and Amy Wolff indicated I could e-mail the Planning Commissioners to share my thoughts on the proposed zoning map change request for the neighborhood we recently built in (Chamberlynnne -- our address is 125 Victorian Oaks Drive). I would greatly appreciate my comments below being considered by the Planning Commissioners:

- **Commitment #12 and #18** - The attached staff report indicates that the applicant is requesting to remove two text commitments, #12 and #18, associated with the existing development plan for Harmony Road II, with the following zoning district: Planned Development Residential 2.710 (PDR 2.710). The applicant is essentially asking to remove two commitments of the existing zoning that would require them to build trail connections (one trail along Third Fork Creek connecting to the Woodcroft community trail and one trail along the southern boundary of the neighborhood). We personally believe that the applicant (Standard Pacific) should be accountable to their initial required commitments and develop the trail connections. Several property owners in our neighborhood were told the trails would be part of the neighborhood during the contract signing process. Additionally, the bordering neighborhood (Woodcroft) raised their HOA fees to establish enough funds to cover their required portion of the work thus Standard Pacific needs to be held accountable on their required commitments. Please see the link to the Woodcroft HOA meeting notes (see IIa)- <http://woodcroftonline.com/wca-board-minutes-may-2013/>. In summary, we do not support the applicants request to remove text commitments #12 and #18.

- I would like to further point out that the written notice we received the week of May 19 regarding this zoning map change request was extremely vague. The letter did not explicitly lay out what the zone change request pertained to and what the revisions would be. The letter indicated that if we would like additional information regarding the proposed action, to visit a website (the link provided in the letter). But when I went to the link provided, it was just a standard protest petition form and not more information on the proposed action so I think the letter is misleading. As such, I reached out to Amy Wolff who indicated that the letter had the wrong link. Only when I requested additional information from her did I receive the attached staff report. This concerns me because the other property owners will only obtain this information if they call/email Amy and ask for it because the letter did not have the correct information. I think all affected parties should receive the attached staff report via mail prior to the June 10 public hearing so everyone is aware of what is being proposed.

Thank you,
Amanda Black

Amanda M. Black, CPA

Senior Technical Manager, Member Learning & Competency Portfolios

P: +1.919.402.4572 | F: +1.919.419.5244

ablack@aicpa.org

220 Leigh Farm Road

Durham, NC 27707-8110



Renew your AICPA membership [here](#) today. Thank you for your continued support.

Member service: 888.777.7077 or service@aicpa.org

Views expressed by AICPA employees are expressed for purposes of deliberation, providing member services and other purposes exclusive of practicing public accounting. Views expressed by AICPA staff do not necessarily represent the official views of the AICPA unless otherwise noted. Official AICPA positions are determined through certain specific committee procedures, due process and deliberation.

Wolff, Amy

From: Wolff, Amy
Sent: Thursday, May 29, 2014 7:26 AM
To: 'Amanda Black'
Subject: RE: Case # Z1400008 - Harmony Road II Revisions

Hi Amanda,

Yes, you can email the Planning Commissioners if you'd like to share your thoughts and cannot attend the public hearing. The email contact can be found at this link: <http://durhamnc.gov/ich/cb/ccpd/Pages/Durham-Planning-Commission.aspx> (link is after the first paragraph).

Best,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]
Sent: Wednesday, May 28, 2014 9:36 PM
To: Wolff, Amy
Subject: Re: Case # Z1400008 - Harmony Road II Revisions

I actually do have one additional question. Is there another mechanism other than the public hearings to provide feedback in the event we are unable to attend the public hearings (we are out of town for the June 10 hearing)? Thanks!

On Wed, May 28, 2014 at 7:07 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

You're quite welcome! Again, please get back in touch with me if you have any additional questions or concerns.

Thanks,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]

Sent: Tuesday, May 27, 2014 7:56 PM

To: Wolff, Amy

Subject: Re: Case # Z1400008 - Harmony Road II Revisions

I appreciate the quick follow-up!

On Tue, May 27, 2014 at 2:35 PM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Hi Amanda,

I've embedded my answers to your questions below (in red) so I make sure to address them all. This particular application may be easier to explain over the phone so please feel free to call me at the number below if you have a moment. Otherwise, I do hope the information is helpful.

Best regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]
Sent: Tuesday, May 27, 2014 1:00 PM
To: Wolff, Amy
Cc: nick.black@victorysocialcapital.com
Subject: Re: Case # Z1400008 - Harmony Road II Revisions

Thank you, Amy. Based on my understanding of the attached file, the City of Durham is approving Standard Pacific's request to not build a trail connection, correct?

City Council is the approving authority for zoning map change requests. The attached file is the staff report prepared by the Planning Department. When we receive a zoning map change application we review it against any technical requirements of the Unified Development Ordinance and applicable policies of the Comprehensive Plan or adopted plans. We present the staff with our technical sufficiency review at two public hearings. The first is the Planning Commission hearing; Planning Commission makes a recommendation (based on their discretion and public input) to the City Council. The second public hearing is City Council where they will vote to approve or deny the request.

I would imagine the entire neighborhood would love to have that trail and based on the fact that the form we all received in our mailbox did not have the accurate link to more information on the actual zoning proposal, I'm not certain the property owners are being provided the opportunity to provide input.

The purpose of the mailed notice is to inform area property owners of the upcoming public hearing; an opportunity for input. The link that should have appeared in your letter is:

<http://durhamnc.gov/ich/cb/ccpd/Pages/DPC/Schedules/2014.aspx> . This link is for the Planning Commission schedule. As of the writing of this email the June 10 link is not active because the agenda has not yet been finalized. This is also typically the case for when our letters are sent out based on the required mailing timeframes set by state statutes. I have received many emails and phone calls today regarding this matter which is typically the case when citizens are concerned with proposed changes in their neighborhoods. I have answered the questions and provided the staff report, as appropriate.

What are the plans to ensure the entire neighborhood has the explicit information regarding the fact that the zoning proposal is to have a trail not developed?

We have sent out letters informing property owners of the change in zoning.

Will a new communication be provided to all property owners?

Should this case proceed to Council, a letter informing citizens of a public hearing will also be sent.

Or is this a decision that we really have no say in?

The opportunity for public input is available to you at both public hearings. The first, Planning Commission, is scheduled for June 10, 2014 in a meeting that begins at 5:30pm and held in the Council Chambers of City Hall. The Council hearing has not yet been set. A second letter will be sent to you advising you of that date.

Thank you,
Amanda

On Tue, May 27, 2014 at 8:54 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Ms. Black,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]

Sent: Sunday, May 25, 2014 8:53 AM

To: Wolff, Amy

Subject: Case # Z1400008 - Harmony Road II Revisions

Hello,

We recently recieved a notice regarding a zoning map change request for the neighborhood we recently built in (Chamberlyne). The case # is Z1400008 (Harmony Road II Divisions). The letter does not indicate exactly what the zoning request is for and we are uncertain what is being requested. We have discussed this with a few neighbors who also believe the letter is extremely vague and does not explicitly lay out what the zone request means and what the actual change is. The letter indicated that if we would like additional information regarding this proposed action, to visit a website (link provided in the letter). But when I went to the link provided, it is just a standard protest petition form and not more information on the proposed action so I think the letter is misleading. We are unable to attend the public hearing as we will be out of town so I would greatly appreciate any additional information you can provide.

Thank you,

Amanda Black

125 Victorian Oaks Drive
Durham, NC 27713

Wolff, Amy

From: Bud Budzinski <budzi001@earthlink.net>
Sent: Wednesday, May 28, 2014 4:39 PM
To: Wolff, Amy
Subject: Re: Zoning Map Changes

Please excuse my tardiness in thanking you for the information.
Your prompt response was much appreciated.

Thanks again and have a great day,

Willard Budzinski

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:48 AM
To: Bud Budzinski
Subject: RE: Zoning Map Changes

Good Morning Mr. Budzinski,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Bud Budzinski [mailto:budzi001@earthlink.net]
Sent: Friday, May 23, 2014 3:38 PM
To: Wolff, Amy
Subject: Zoning Map Changes

Can you provide additional information on the proposed zoning changes—Case Number Z1400008, Harmony Road II Revisions?

Thank you,

A concerned neighbor

Willard Budzinski
4009 Kettering Drive
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 2:35 PM
To: 'Amanda Black'
Cc: nick.black@victorysocialcapital.com; Whiteman, Scott (Scott.Whiteman@durhamnc.gov); Young, Patrick
Subject: RE: Case # Z1400008 - Harmony Road II Revisions
Attachments: Z1400008_PC-report_20140610.pdf

Hi Amanda,

I've embedded my answers to your questions below (in red) so I make sure to address them all. This particular application may be easier to explain over the phone so please feel free to call me at the number below if you have a moment. Otherwise, I do hope the information is helpful.

Best regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]
Sent: Tuesday, May 27, 2014 1:00 PM
To: Wolff, Amy
Cc: nick.black@victorysocialcapital.com
Subject: Re: Case # Z1400008 - Harmony Road II Revisions

Thank you, Amy. Based on my understanding of the attached file, the City of Durham is approving Standard Pacific's request to not build a trail connection, correct?

City Council is the approving authority for zoning map change requests. The attached file is the staff report prepared by the Planning Department. When we receive a zoning map change application we review it against any technical requirements of the Unified Development Ordinance and applicable policies of the Comprehensive Plan or adopted plans. We present the staff with our technical sufficiency review at two public hearings. The first is the Planning Commission hearing; Planning Commission makes a recommendation (based on their discretion and public input) to the City Council. The second public hearing is City Council where they will vote to approve or deny the request.

I would imagine the entire neighborhood would love to have that trail and based on the fact that the form we all received in our mailbox did not have the accurate link to more information on the actual zoning proposal, I'm not certain the property owners are being provided the opportunity to provide input.

The purpose of the mailed notice is to inform area property owners of the upcoming public hearing; an opportunity for input. The link that should have appeared in your letter is:

<http://durhamnc.gov/ich/cb/ccpd/Pages/DPC/Schedules/2014.aspx> . This link is for the Planning Commission schedule. As of the writing of this email the June 10 link is not active because the agenda has not yet been finalized. This is also typically the case for when our letters are sent out based on the required mailing timeframes set by state statutes. I have received many emails and phone calls today regarding this matter which is typically the case when citizens are concerned with proposed changes in their neighborhoods. I have answered the questions and provided the staff report, as appropriate.

What are the plans to ensure the entire neighborhood has the explicit information regarding the fact that the zoning proposal is to have a trail not developed?

We have sent out letters informing property owners of the change in zoning.

Will a new communication be provided to all property owners?

Should this case proceed to Council, a letter informing citizens of a public hearing will also be sent.

Or is this a decision that we really have no say in?

The opportunity for public input is available to you at both public hearings. The first, Planning Commission, is scheduled for June 10, 2014 in a meeting that begins at 5:30pm and held in the Council Chambers of City Hall. The Council hearing has not yet been set. A second letter will be sent to you advising you of that date.

Thank you,
Amanda

On Tue, May 27, 2014 at 8:54 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Ms. Black,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [<mailto:amandablack421@gmail.com>]

Sent: Sunday, May 25, 2014 8:53 AM

To: Wolff, Amy

Subject: Case # Z1400008 - Harmony Road II Revisions

Hello,

We recently recieved a notice regarding a zoning map change request for the neighborhood we recently built in (Chamberlynn). The case # is Z1400008 (Harmony Road II Divisions). The letter does not indicate exactly what the zoning request is for and we are uncertain what is being requested. We have discussed this with a few neighbors who also belive the letter is extremely vague and does not explicitly lay out what the zone request means and what the actual change is. The letter indicated that if we would like additional information regarding this proposed action, to visit a website (link provided in the letter). But when I went to the link provided, it is just a standard protest petition form and not more information on the proposed action so I think the letter is misleading. We are unable to attend the public hearing as we will be out of town so I would greatly appreciate any additional information you can provide.

Thank you,

Amanda Black

125 Victorian Oaks Drive
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 1:56 PM
To: 'Jack Warman'
Subject: RE: Z140008 - Harmony Rd

Well... you know where to find me. I'm happy to answer any questions; today or any other day!

Cheers!

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jack Warman [mailto:jack.warman@gmail.com]
Sent: Tuesday, May 27, 2014 1:50 PM
To: Wolff, Amy
Subject: RE: Z140008 - Harmony Rd

Sure does.

Thanks again, Amy. I promise not to bother you anymore with this...

Today...

Probably.

:-)

Thanks
Jack

On May 27, 2014 1:45 PM, "Wolff, Amy" <Amy.Wolff@durhamnc.gov> wrote:

Hi Jack,

The official review period has passed, these comments were due May 9th. However, anytime we receive comments from these boards we will pass them along to the appropriate boards. If we receive them before our staff report is written, which isn't the case here, we can include them in our report. So, if we receive comments prior to the Planning Commission hearing we will forward them as swiftly as possible and incorporate them into the Council staff report.

Does that answer your question?

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jack Warman [<mailto:jack.warman@gmail.com>]

Sent: Tuesday, May 27, 2014 12:48 PM

To: Wolff, Amy

Subject: Re: Z140008 - Harmony Rd

Cool, thanks. Is there still time for those commissions to weigh in, or has the comment period passed?

Jack

Jack Warman
Durham, NC

On Tue, May 27, 2014 at 12:24 PM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Hi Jack,

Great question! Yes, I can confirm that this application was sent to Helen Youngblood, our staff DOST representative, and Dale McKeel, our BPAC representative, for a review. No comments from these advisory boards have been provided to me.

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jack Warman [mailto:jack.warman@gmail.com]
Sent: Tuesday, May 27, 2014 11:48 AM
To: Wolff, Amy
Subject: Re: Z140008 - Harmony Rd

Thanks Amy, this is **very** helpful.

The staff report says that neither DOST nor BPAC had comments. Can you confirm that their comments were requested for this application? It seems odd (although not necessarily unprecedented) to me that neither had comment, especially when the applicant's commitment #12 would connect neighborhood trails to the Third Fork Creek trail, would improve pedestrian and bike access to Southwest Elementary for the applicant's development and would improve pedestrian and bike access to the Hope Valley YMCA.

Thanks again,
Jack

Jack Warman
Durham, NC

On Tue, May 27, 2014 at 10:55 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Mr. Warman,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jack Warman [mailto:jack.warman@gmail.com]

Sent: Tuesday, May 27, 2014 10:54 AM

To: Wolff, Amy

Subject: Z140008 - Harmony Rd

Hi Amy,

I'm in the neighborhood of this zoning request and we received the letter last week. In the letter, it says that both the current and proposed zoning is PDR 2.710.

Can you please clarify what the applicant's request is and what the applicant's goals are for the change?

Thanks
Jack

Jack Warman
Durham, NC

Wolff, Amy

From: Amanda Black <amandablack421@gmail.com>
Sent: Tuesday, May 27, 2014 1:00 PM
To: Wolff, Amy
Cc: nick.black@victorysocialcapital.com
Subject: Re: Case # Z1400008 - Harmony Road II Revisions

Thank you, Amy. Based on my understanding of the attached file, the City of Durham is approving Standard Pacific's request to not build a trail connection, correct? I would imagine the entire neighborhood would love to have that trail and based on the fact that the form we all received in our mailbox did not have the accurate link to more information on the actual zoning proposal, I'm not certain the property owners are being provided the opportunity to provide input. What are the plans to ensure the entire neighborhood has the explicit information regarding the fact that the zoning proposal is to have a trail not developed? Will a new communication be provided to all property owners? Or is this a decision that we really have no say in?

Thank you,
Amanda

On Tue, May 27, 2014 at 8:54 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Ms. Black,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]
Sent: Sunday, May 25, 2014 8:53 AM
To: Wolff, Amy
Subject: Case # Z1400008 - Harmony Road II Revisions

Hello,

We recently recieved a notice regarding a zoning map change request for the neighborhood we recently built in (Chamberlynn). The case # is Z1400008 (Harmony Road II Divisions). The letter does not indicate exactly what the zoning request is for and we are uncertain what is being requested. We have discussed this with a few neighbors who also belive the letter is extremely vague and does not explicitly lay out what the zone request means and what the actual change is. The letter indicated that if we would like additional information regarding this proposed action, to visit a website (link provided in the letter). But when I went to the link provided, it is just a standard protest petition form and not more information on the proposed action so I think the letter is misleading. We are unable to attend the public hearing as we will be out of town so I would greatly appreciate any additional information you can provide.

Thank you,

Amanda Black

125 Victorian Oaks Drive
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 12:35 PM
To: 'Eric Bauer'
Subject: RE: Z1400008
Attachments: Z1400008_PC-report_20140610.pdf

Good Afternoon Mr. Bauer,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Eric Bauer [mailto:baueree@gmail.com]
Sent: Tuesday, May 27, 2014 11:33 AM
To: Wolff, Amy
Subject: Z1400008

Ms. Wolff, I recently received notice of a proposed zoning change near my property. Case number Z1400008. I tried looking online for more info than was in the letter but could not find this case number in the Durham files. I am hoping you could provide me some more info regarding the specifics of the zoning change request.

Thank you
Eric Bauer
baueree@gmail.com

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 12:34 PM
To: 'Robert Klages'
Subject: RE: Question about Harmony Road II Revisions
Attachments: Z1400008_PC-report_20140610.pdf

Good Afternoon Mr. Klages,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Robert Klages [mailto:robertklages@gmail.com]
Sent: Tuesday, May 27, 2014 11:07 AM
To: Wolff, Amy
Subject: Question about Harmony Road II Revisions

Hi,
I received a letter in the mail for Case Number: Z1400008 regarding a zoning change for Victorian Oaks Drive between Cook road and Morningside Drive. The letter indicates the existing zoning is PDR 2.710 and the Proposed Zoning is also PDR 2.710. I was curious what is changing?
Thanks,
-Rob Klages
5108 Gable Ridge Dr

Wolff, Amy

From: Mat Despard <matdespard@yahoo.com>
Sent: Tuesday, May 27, 2014 11:43 AM
To: Wolff, Amy
Subject: Re: Victorian Oaks rezoning

Thanks Amy - this is helpful.

On Tuesday, May 27, 2014 8:52 AM, "Wolff, Amy" <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Mr. Despard,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Mat Despard [mailto:matdespard@yahoo.com]
Sent: Saturday, May 24, 2014 10:13 AM
To: Wolff, Amy
Subject: Victorian Oaks rezoning

Amy:

I received the notice from your office about the rezoning on Victorian Oaks. Nowhere is it clear exactly what the rezoning proposal is despite several pages that were mailed to me. Because I have

a little past experience in zoning issues, my assumption is that it is a request for a higher density residential zoning to get permission to construct townhomes or apartments? Or something else?

In the future, it'd be great if a simple, 1-2 sentence statement in bold print on the first page tell the affected property owners what the zoning proposal is. I even typed in the very long web address which was said to provide "additional information regarding this proposed action" and I pulled up a protest form, not information about the proposal itself.

Thanks,

Mat Despard
14 Swallows Ridge Court
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 10:56 AM
To: 'Jack Warman'
Subject: RE: Z140008 - Harmony Rd
Attachments: Z140008_PC-report_20140610.pdf

Good Morning Mr. Warman,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Jack Warman [mailto:jack.warman@gmail.com]
Sent: Tuesday, May 27, 2014 10:54 AM
To: Wolff, Amy
Subject: Z140008 - Harmony Rd

Hi Amy,

I'm in the neighborhood of this zoning request and we received the letter last week. In the letter, it says that both the current and proposed zoning is PDR 2.710.

Can you please clarify what the applicant's request is and what the applicant's goals are for the change?

Thanks
Jack

Jack Warman
Durham, NC

Wolff, Amy

From: aponisprite@gmail.com on behalf of Andrea Gossett <mail@andreagossett.com>
Sent: Tuesday, May 27, 2014 10:20 AM
To: Wolff, Amy
Subject: Re: Zoning Request Z1400008

Thank you very much!

Andrea

On Tue, May 27, 2014 at 8:50 AM, Wolff, Amy <Amy.Wolff@durhamnc.gov> wrote:

Good Morning Ms. Gossett,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: aponisprite@gmail.com [mailto:aponisprite@gmail.com] **On Behalf Of** Andrea Gossett
Sent: Friday, May 23, 2014 5:21 PM
To: Wolff, Amy
Subject: Zoning Request Z1400008

Hello,

My husband and I got a letter regarding the Harmony Road II Revisions (Case # Z1400008). The URL included in the letter simply takes me to a downloadable petition form to protest the zoning change. I do not see any information in the letter that indicates what the requested zoning change is. Could you please let me know? The letter says that the existing zoning is PDR 2.710 and the requested zoning is PDR 2.710.

Thank you,
Andrea Gossett

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:56 AM
To: 'John Hammond'
Cc: Elaine Hopkins Hammond
Subject: RE: Harmony Road II Revisions
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. Hammond,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff
Senior Planner
City-County Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701
P: 919-560-4137, ext. 28235
F: 919-560-4641

Amy.Wolff@DurhamNC.gov
www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

-----Original Message-----

From: John Hammond [mailto:john_hammond@mac.com]
Sent: Sunday, May 25, 2014 12:29 PM
To: Wolff, Amy
Cc: Elaine Hopkins Hammond
Subject: Harmony Road II Revisions

Hi Amy,

We received a City of Durham/Durham County letter regarding Case Number: Z1400008 Harmony Road II Revisions, postmarked May 21, 2014. The letter concerns a zoning map change request.

The letter contains a list of nearly 200 parcels included in the case area. Our lot is not included but is south of the project area and on the south side of one of the tributaries to Third Fork Creek. A summary table in the letter shows the existing zoning code is PDR 2.710 and that the proposed zoning code would also be PDR 2.710. What exactly is the intent of the zoning change?

Thanks,
John Hammond
36 Chestnut Bluffs Lane
Durham, North Carolina 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:54 AM
To: 'Amanda Black'
Subject: RE: Case # Z1400008 - Harmony Road II Revisions
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Ms. Black,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Amanda Black [mailto:amandablack421@gmail.com]
Sent: Sunday, May 25, 2014 8:53 AM
To: Wolff, Amy
Subject: Case # Z1400008 - Harmony Road II Revisions

Hello,

We recently recieved a notice regarding a zoning map change request for the neighborhood we recently built in (Chamberlynn). The case # is Z1400008 (Harmony Road II Divisions). The letter does not indicate exactly what the zoning request is for and we are uncertain what is being requested. We have discussed this with a few neighbors who also belive the letter is extremely vague and does not explicitly lay out what the zone request means and what the actual change is. The letter indicated that if we would like additional information regarding this proposed action, to visit a website

(link provided in the letter). But when I went to the link provided, it is just a standard protest petition form and not more information on the proposed action so I think the letter is misleading. We are unable to attend the public hearing as we will be out of town so I would greatly appreciate any additional information you can provide.

Thank you,
Amanda Black

125 Victorian Oaks Drive
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:53 AM
To: 'William Brady'
Subject: RE: case number Z1400008 - Harmony Road II Revisions
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. Brady,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: William Brady [mailto:bradywil@gmail.com]
Sent: Saturday, May 24, 2014 4:13 PM
To: Wolff, Amy
Subject: case number Z1400008 - Harmony Road II Revisions

Dear Amy,

I received a notice in the mail about a zoning change in my neighborhood. I tried going to the link www.durhamnc.gov/ich/cb/ccpd/documents/applications/zoning%20map%20change/zmc_protest_petition_20120731.pdf to learn more but it just redirected me to the durhamnc.gov site. What zoning changes are happening? I do not understand what this notice means, can you please explain it?

Your name and email were in the notice and it said to contact you. Thank you for your time.

Sincerely,

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:52 AM
To: 'Mat Despard'
Subject: RE: Victorian Oaks rezoning
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. Despard,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Mat Despard [mailto:matdespard@yahoo.com]
Sent: Saturday, May 24, 2014 10:13 AM
To: Wolff, Amy
Subject: Victorian Oaks rezoning

Amy:

I received the notice from your office about the rezoning on Victorian Oaks. Nowhere is it clear exactly what the rezoning proposal is despite several pages that were mailed to me. Because I have a little past experience in zoning issues, my assumption is that it is a request for a higher density residential zoning to get permission to construct townhomes or apartments? Or something else?

In the future, it'd be great if a simple, 1-2 sentence statement in bold print on the first page tell the affected property owners what the zoning proposal is. I even typed in the very long web address

which was said to provide "additional information regarding this proposed action" and I pulled up a protest form, not information about the proposal itself.

Thanks,

Mat Despard
14 Swallows Ridge Court
Durham, NC 27713

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:50 AM
To: 'Andrea Gossett'
Subject: RE: Zoning Request Z1400008
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Ms. Gossett,

Thanks for letting me know about the link in the letter. I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: aponisprite@gmail.com [mailto:aponisprite@gmail.com] **On Behalf Of** Andrea Gossett
Sent: Friday, May 23, 2014 5:21 PM
To: Wolff, Amy
Subject: Zoning Request Z1400008

Hello,

My husband and I got a letter regarding the Harmony Road II Revisions (Case # Z1400008). The URL included in the letter simply takes me to a downloadable petition form to protest the zoning change. I do not see any information in the letter that indicates what the requested zoning change is. Could you please let me know? The letter says that the existing zoning is PDR 2.710 and the requested zoning is PDR 2.710.

Thank you,
Andrea Gossett

Wolff, Amy

From: Wolff, Amy
Sent: Tuesday, May 27, 2014 8:49 AM
To: 'Bud Budzinski'
Subject: RE: Zoning Map Changes
Attachments: Z1400008_PC-report_20140610.pdf

Good Morning Mr. Budzinski,

I've attached the staff report that should provide you with the full details of the zoning map change case for Harmony Road II Revisions.

Essentially, the applicant is asking to remove two commitments of the existing zoning that would require them to build trail connections (one offsite asphalt trail along Third Fork Creek connecting to the Woodcroft community trail and one onsite along the southern boundary of the subject property).

Please let me know if you have any additional questions!

Regards,

Amy Wolff

Senior Planner

City-County Planning Department, City of Durham

101 City Hall Plaza, Ground Floor

Durham, NC 27701

P: 919-560-4137, ext. 28235

F: 919-560-4641

Amy.Wolff@DurhamNC.gov

www.DurhamNC.gov

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records Law and can be disclosed to third parties.

From: Bud Budzinski [mailto:budzi001@earthlink.net]
Sent: Friday, May 23, 2014 3:38 PM
To: Wolff, Amy
Subject: Zoning Map Changes

Can you provide additional information on the proposed zoning changes—Case Number Z1400008, Harmony Road II Revisions?

Thank you,

A concerned neighbor

Willard Budzinski
4009 Kettering Drive
Durham, NC 27713